



Lewis Close
HAREFIELD, UB9 6RD



£385,000

Rodgers Estate Agents are delighted to offer this superb two double bedroom house for sale, situated in a popular quiet residential development, just moments walk to Harefield High Street and the centre of the village. The accommodation comprises of an entrance hallway with a built in storage cupboard, downstairs cloakroom, living/dining room, kitchen, two double bedrooms and bathroom. The house also benefits from a good sized rear garden and off street parking to the front for two cars. A viewing is highly recommended, please call the Harefield Office to arrange a viewing.

ENTRANCE HALLWAY

Front door with double glazed opaque panel. Carpet and radiator. Doors to the cloakroom and living/dining room. Open to the kitchen.

STORAGE CUPBOARD

Built in storage cupboard.

DOWNSTAIRS CLOAKROOM

Low level WC and vanity hand wash basin with tiled splash back. Radiator and extractor.

KITCHEN

8' 1" x 6' 8" (2.46m x 2.02m) Front aspect window with double glazed panels. Range of wall and base units. Built in oven and gas hob with extractor above. One and a half bowl stainless steel sink and drainer unit. Tiled flooring and part tiled walls. Cupboard housing the boiler. Spaces for washing machine and fridge/freezer.

LIVING / DINING ROOM

15' x 12' 8" (4.57m x 3.85m) Rear aspect double glazed sliding doors leading to the garden. Carpet and radiator. Carpeted stairs leading to the first floor.

FIRST FLOOR HALLWAY

Carpet. Loft access hatch. Doors to the bedrooms and bathroom.

BEDROOM ONE

12' 7" x 8' 1" (3.84m x 2.46m) Front aspect window with double glazed panels. Carpet and radiator.

BEDROOM TWO

12' 7" x 8' 2" (3.84m x 2.48m) Rear aspect windows with double glazed panels. Carpet and radiator. Built in cupboard with hanging rail and shelving.

BATHROOM

Panel enclosed bath with shower attachment and glazed shower screen. Vanity hand wash basin and low level WC. Part tiled walls. Extractor.

REAR GARDEN

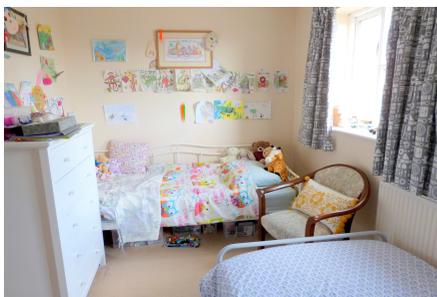
Good sized rear garden, mainly lawn with paved patio area. Wooden shed. Secure rear access gate.

FRONT OF THE PROPERTY

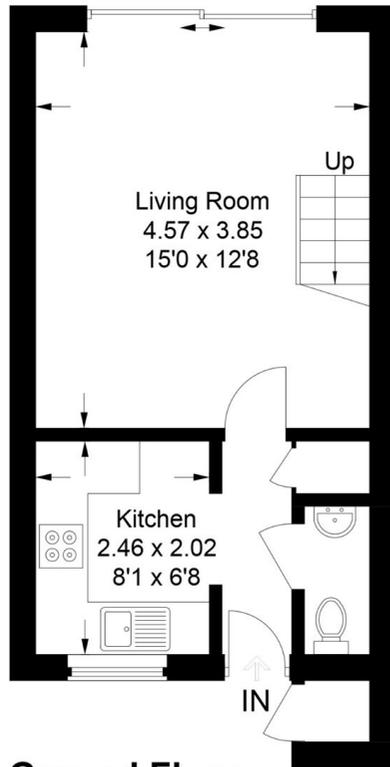
Lawn area of front garden. Storage cupboard housing meters.

PARKING

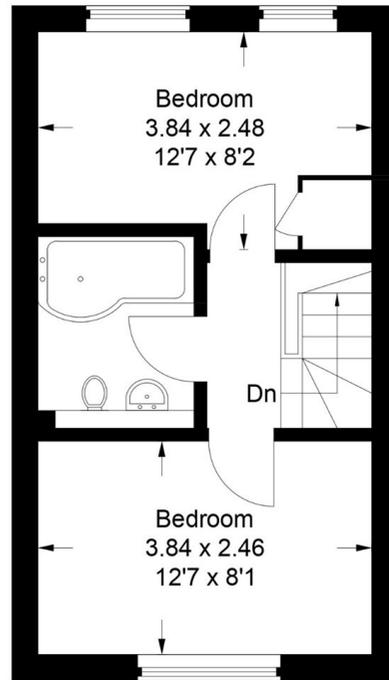
The house also benefits from two parking spaces.



Approximate Gross Internal Area
 Ground Floor = 28.8 sq m / 310 sq ft
 First Floor = 27.5 sq m / 296 sq ft
 Total = 56.3 sq m / 606 sq ft
 (Including External Cupboard)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C	72	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

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